

STAFF REPORT

Case No.: 19-SP-07

Request: Conduct a public hearing and consider the request for a Detailed Site Plan for an amenity building to the existing office development on a 6.8-acre lot located at 14221 Dallas Parkway; and take appropriate action.

Applicant: Dallas International Parkway, LP

Planning & Zoning Commission Meeting: June 10, 2019

Background:

The applicant, Dallas International Parkway, LP, is requesting approval of a Detailed Site Plan amendment for a 1,693 square foot amenity building and related site improvements on an approximately 6.8 acre lot located at 14221 Dallas Parkway. The proposed amenity building is to be located within the existing open space area in front of the existing office buildings, and considered an accessory use to the existing office development. The subject site is occupied by an existing 428,000 square foot office building and open space located within Planned Development District No. 53 (PD-53), which allows for the existing and proposed uses.

Subject Property:

Site acreage: 6.85 acres

Location: 14221 Dallas Parkway

Proposed Development:

The proposed improvements, a 1,693 square foot amenity building and landscaping, will be located within the existing open space to the east of the 428,000 square foot office building. The proposed amenity building is considered an accessory use to the existing office development, International Plaza. The amenity building will provide a meeting room and outdoor patio with a grill that will be available only to the tenants of the office development. The existing development is made up of three lots including three office buildings and structured parking, comprising a total gross floor area of 1,173,100 square feet.

The existing improvements on the site were approved by Resolution 2000-092 on May 15, 2000. The approved detailed site plan did not show the addition of an amenity building within the open space area fronting Dallas Parkway. Per PD-53, a significant change to the approved detailed site plan requires approval by City Council following a recommendation of the Planning and Zoning Commission. Additionally, notification to surrounding property owners within 200 feet of PD-53's boundaries is required due to the amendment to the approved detailed site plan.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	N/A	Town of Addison
South	Planned Development District No. 53 (PD-53)	Office and structured parking
East	N/A	City of Dallas (across Dallas North Tollway)
West	Light Industrial (LI)	Overhead electric transmission lines

Access:

Access to the proposed amenity building will be from the existing driveway on International Parkway. Pedestrian access will be available via the existing 8-foot sidewalk.

Parking:

Nine existing surface parking spaces are proposed to be removed east of the existing office building in order to accommodate an outdoor seating area (deck) and landscaping improvements. These surface parking spaces serve as convenience spaces and the removal of the spaces will not affect the overall parking required for the proposed amenity building or existing office development.

There are two existing parking structures within International Plaza. This structured parking is shared by all three office buildings within the development and will continue to be shared. Therefore, the following parking ratio takes into consideration the total floor area for all three existing office buildings and the proposed amenity center.

Required Parking Ratio per PD-53	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
• Office: 1 space/300 SF	3,916	4,664	Surface and structured	Yes

Site Landscaping:

% Required per Zoning	% Provided	Location Provided	Complies
10%	17.6%	<p>Landscaping is primarily existing within the open space at the corner of International Plaza and Dallas Parkway frontage road. Parking lot trees also exist within the surface parking areas. Most of the existing landscaping is proposed to remain with the exception of trees, as noted below.</p> <p>Additional landscaping is proposed along Dallas Parkway, including Little Gem Magnolia, New Gold Lantana, Lindheimer Muhly and Autumn Sage Salvia. Landscaping improvements are also proposed around the proposed amenity building and east of the existing office building.</p>	Yes

As part of the addition for the amenity building, the applicant is proposing to remove 21 existing trees. The trees proposed to be removed are located within the building footprint of the proposed amenity building, therefore are needing to be removed. Nine of the 21 trees are 12” multi-trunk crepe myrtles that are located along the west side of the pond. These trees are proposed to be removed to allow for visibility of the amenity building from the existing office buildings.

Street Trees:

Street trees existing along International Parkway consist of Cypress trees (ranging from 12” to 16” caliper size) within the median and Live Oak and Cypress trees along the north and south sides of International Parkway.

Screening:

Although not required by PD-53, in order to minimize noise and views of the existing highway, the applicant is proposing to provide two 5-foot tall masonry walls and landscaping along the east side of the proposed amenity building.

Buildings Elevations:

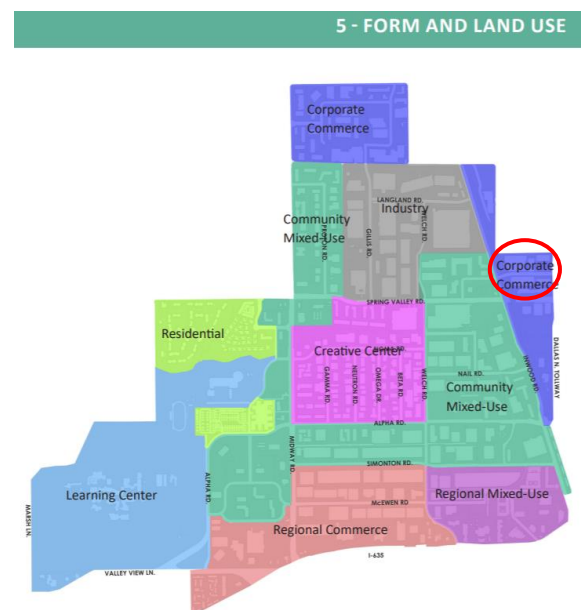
The City's Code of Ordinances requires that a minimum of each exterior facade be a minimum 75% masonry. The proposed building facades for the amenity building reflect the following masonry types and percentage provided.

Building Façade	Masonry Type Provided	Total % Provided	Complies
North	Stone veneer and cast stone	99.1%	Yes
South	Stone veneer and stone tile	82.7%	Yes
East	Stone veneer	99.9%	Yes
West	Stone veneer	100%	Yes

Comprehensive Plan Recommendation:

The East Side Plan designates the subject property as Corporate Commerce as provided for on the Future Land Use Map. This land use designation recommends business campus-type development with multi-story buildings and uses to support daytime population.

The existing development and proposed improvements are consistent with the plan recommendation because it is the business campus-type development that is recommended by the East Side Plan. Additionally the proposed improvements are intended to provide updated amenity features to the existing office development.



Public Response:

On May 30, 2019, 11 zoning notification letters were mailed to the surrounding property owners, in addition to the Carrollton-Farmers Branch and Dallas school districts. Zoning notification signs were also placed on the site on the same day. As of June 7, 2019 no written correspondence has been received by the city.

Staff Recommendation:

Staff recommends approval of the proposed Detailed Site Plan amendment.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
05/15/2000 Resolution No. 2000-092	-	Detailed Site Plan for existing development, including three office buildings and pedestrian skybridges.
05/15/2000 Ordinance No. 2538	-	Rezoning of subject property from PD-53 to PD-53, including approval of a concept plan for three office buildings.